



## BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: BZA15-020  
Date Received: 17 FEB. 2015  
Commission/Civic: COL SOUTH SIDE  
Existing Zoning: \_\_\_\_\_ Application Accepted by: JS Fee: \$1900-  
Comments: \_\_\_\_\_

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

A variance from Section 3312.49 of the Zoning Code to provide parking for a school gymnasium at the ratio applicable to schools rather than the ration applicable to places of assembly.

### LOCATION

1. Certified Address Number and Street Name 2000 Integrity Drive South

City Columbus State Ohio Zip 43209

Parcel Number (only one required) 010-012583

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Village Network, Inc.

Address 2000 Noble Drive City/State Wooster, Ohio Zip 44691

Phone # 330.264.3232 x3801 Fax # \_\_\_\_\_ Email rodman@thevillagenetwork.com

### PROPERTY OWNER(S):

Name Princess Properties, Inc.

Address P.O. Box 19, 3501 West Old Lincoln Way City/State Wooster, Ohio Zip 44691

Phone # \_\_\_\_\_ Fax # 330.263.1434 Email \_\_\_\_\_

☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Aaron L. Underhill

Address Underhill Yaross LLC, 8000 Walton Parkway, Suite 260 City/State New Albany, Ohio Zip 43054

Phone # 614.335.9320 Fax # 614.335.9329 Email: aaron@underhillyaross.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE By: Aaron L. Underhill

PROPERTY OWNER SIGNATURE By: Aaron L. Underhill, attorney for the applicant

ATTORNEY / AGENT SIGNATURE By: Aaron L. Underhill, Esq.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

**BZA15-020**  
**2000 INTEGRITY DRIVE**  
**SOUTH**

## One Stop Shop Zoning Report Date: Tue Mar 3 2015

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 2000 INTEGRITY DR S COLUMBUS, OH

Mailing Address: PO BOX 19

WOOSTER OH 44691

Owner: PRINCESS PROPERTIES INC

Parcel Number: 010012583

### ZONING INFORMATION

Zoning: Z68-096, Manufacturing, M

effective 2/7/1969, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

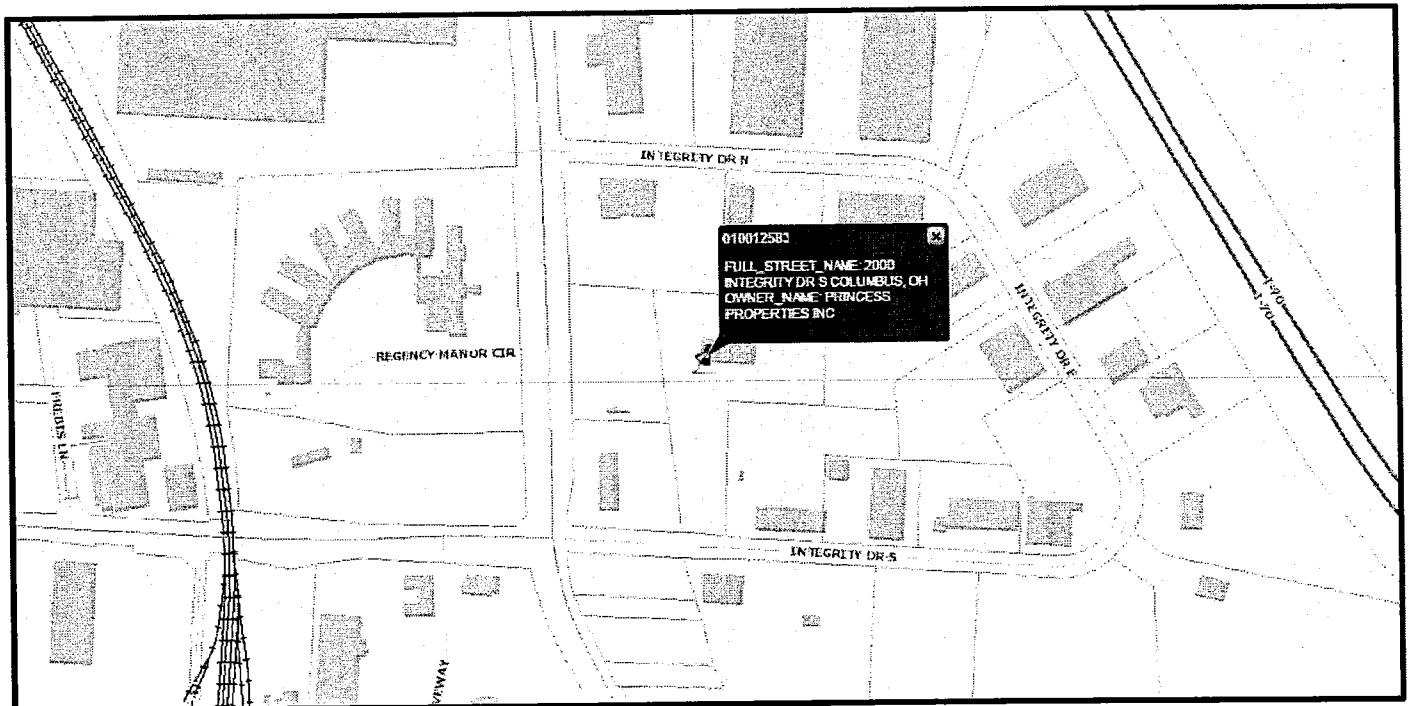
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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## AFFIDAVIT

**BZA15-020**  
**2000 INTEGRITY DRIVE**  
**SOUTH**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Aaron L. Underhill  
of (1) MAILING ADDRESS Underhill Yaross LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per ADDRESS CARD FOR PROPERTY 2000 Integrity Drive South  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Princess Properties, Inc.  
P.O. Box 19, 3501 West Old Lincoln Way  
Wooster, Ohio 44691

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Village Network, Inc.  
330.264.3232

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Columbus Southside Area Commission  
Curtis Davis, Zoning Chair  
584 East Moler Street, Columbus, Ohio 43207  
Ph: 614.332.3355 Email: [cdavis@team-icsc.com](mailto:cdavis@team-icsc.com)

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

PLEASE SEE ATTACHED LIST

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Aaron L. Underhill

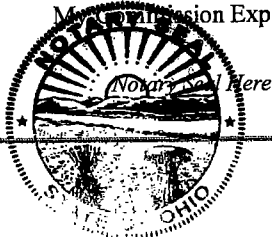
Subscribed to me in my presence and before me this 17<sup>th</sup> day of FEBRUARY, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8)

Melissa D. Bickford  
5/17/17

My Commission Expires:



MELISSA D. BICKFORD

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES MAY 17, 2017

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### STATEMENT OF HARDSHIP

**BZA15-020**  
**2000 INTEGRITY DRIVE**  
**SOUTH**

APPLICATION # \_\_\_\_\_

#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

PLEASE SEE ATTACHED STATEMENT OF HARDSHIP.

Signature of Applicant By: \_\_\_\_\_

Aaron L. Underhill, attorney for the applicant

Date

2/17/15

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**BZA15-020**  
**2000 INTEGRITY DRIVE**  
**SOUTH**

**STATEMENT OF HARDSHIP**  
**BOARD OF ZONING ADJUSTMENT APPLICATION**  
**2000 INTEGRITY DRIVE SOUTH**

The property that is the subject of this application consists of 5.098+/- acres located at 2000 Integrity Drive South. It is known as Franklin County Auditor Parcel Number 010-012583. It is located within the City of Columbus' M - Manufacturing zoning district. The property contains a single building consisting of 11,466+/- square feet. The eastern portion of the building, consisting of 7,941+/- square feet, is used as a truck mechanical repair shop for Wooster Motor Ways, a trucking company. The western portion of the building, consisting of 3,525+/- square feet, is leased to the applicant, Village Network, Inc. (aka, The Village Network), for use as a school. The applicant has plans to construct a gymnasium consisting of 5,091 square feet on the rear of its portion of the building that will serve only the students in the school.

Section 3312.49 of the Columbus City Code requires 1 parking space to be provided on the site to serve each 750 square feet of building that is used for the repair shop. This equates to 11 spaces ( $7,941 \text{ SF} / 750 \text{ SF per space} = 10.5 \text{ spaces}$ ). Section 3312.49 requires, for schools, the greater of (a) 1 parking space to be provided on the site to serve each 1,000 square feet of building that is used for school purposes, or (b) 1 parking space per 60 SF of floor area used for assembly. Together, the school and the gymnasium will consist of 8,616 SF, which under scenario (a) above would require 9 parking spaces ( $8,616 \text{ SF} / 1,000 \text{ SF/space} = 8.6 \text{ spaces}$ ). The applicant proposes that 20 parking spaces will be provided on the property.

The gymnasium portion of the applicant's facility is deemed to be a place of assembly and as a result this brings into play the calculation in item (b) of the preceding paragraph. At a total square footage of 5,091 SF, the gymnasium addition requires 85 parking spaces ( $5,091 \text{ SF} / 60 \text{ SF per space} = 84.8 \text{ spaces}$ ). For the reasons provided below, this variance is being requested in order to eliminate the application of the parking calculation for places of assembly to the gymnasium.

The Village Network is a multi-discipline, not-for-profit inpatient and outpatient behavioral health organization helping boys and girls in multiple Ohio locations with residential, day treatment, foster care, respite care, court intervention, alternative schooling, and adoption services. It operates the property that is the subject of this application with a school serving students that are unable to attend public school because of their behavioral histories. These students do not drive to school nor do parents pick them up or drop them off. The amount of parking that is presently provided on the site is adequate to serve the teachers and other employees of the school.

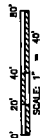
The gymnasium is being added to this facility solely as an educational amenity for the students. There will be no use of the gym outside of normal daily school activities. It will not be available for use by the public nor will it be rented or otherwise used for private events. Due to

the specialized nature of this school, no sporting events requiring visitation by teams and their fans from other schools will be held at this facility. As a result, the additional square footage within the gymnasium will not create the need to provide any more parking than is required for a school with no room for assembly space.

A plan has been submitted along with this application in order to demonstrate that the required parking is physically able to be located on this site. This plan illustrates that, should this applicant ever leave the premises and be replaced by a tenant or other user that would use the gymnasium for other purposes, then parking for that alternative use can be accommodated. However, due to the nature of the presently planned use of the gymnasium, there is no need for this parking while The Village Network is operating on the property. Strict adherence to the zoning code under these circumstances would cause the need for pavement to be installed that will not be used and would create a large parking field that will sit empty. The unique nature of the use of the gymnasium provides a special circumstance and condition that does not otherwise apply to other property in the zoning district that applies to this property. This special condition has not been caused by the applicant or property owner but rather is a result of the nature of the student population that the applicant serves. The applicant's circumstances make it necessary for a variance to be granted in order to avoid the unnecessary paving of a significant portion of the property to meet the technical requirements of the zoning code when, from a practical standpoint, the paved area would be unused. The granting of this variance will not be injurious to neighboring property owners nor will it be contrary to the public interest or the intent and purpose of the Zoning Code.

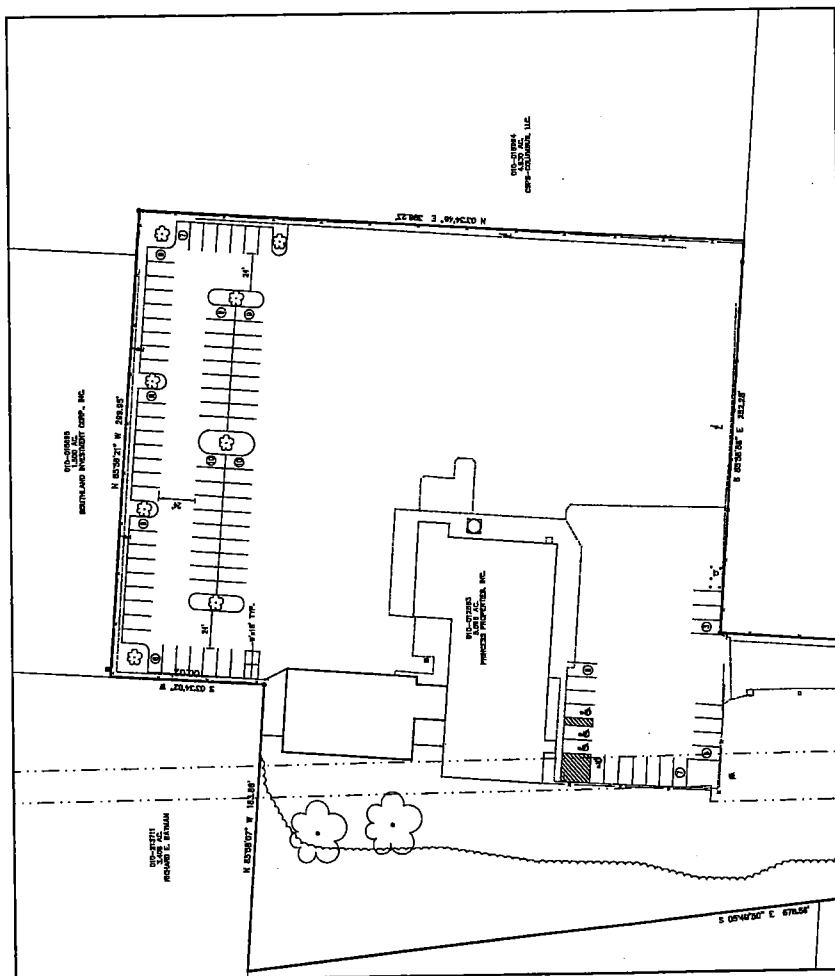
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Real Estate / GIS Department



ADDITIONAL PARKING (ABOVE THAT SHOWN ON IMPROVEMENT PLANS):  
SCHOOL 447 SF / 1000 = 1 SPACE  
SCHOOL --- ASSEMBLY SPACE 4844 SF / 80 = 78 SPACES  
TOTAL NEW REQUIRED = 1 + 78 = 79 SPACES  
TOTAL NOW AVAILABLE = 78 SPACES

**BZA15-020**  
**2000 INTEGRITY DRIVE**  
**SOUTH**



REVISION NO.	DATE

SHAFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.



## Available Future Parking Layout

**The Village Network/ Wooster Motor Ways  
Building Addition  
2000 Integrity Drive South, Columbus, Ohio**

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

DATE	1" SCALE	DATE
3-10-18		





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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION

**BZA15-020**  
**2000 INTEGRITY DRIVE**  
**SOUTH**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Aaron L. Underhill  
of (COMPLETE ADDRESS) Underhill Yaross LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Village Network, Inc.

2000 Noble Drive, Wooster, Ohio 44691

Princess Properties, Inc.

P.O. Box 19, 3501 West Old Lincoln Way, Wooster, Ohio 44691

Wooster Motor Ways, Inc.

2000 Integrity Drive North, Columbus, Ohio 43209

SIGNATURE OF AFFIANT

Aaron L. Underhill

Subscribed to me in my presence and before me this

17<sup>th</sup>

day of

FEBRUARY

, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Melissa D. Bickford

5/17/17



Expires:

**MELISSA D. BICKFORD**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES MAY 17, 2017

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